



**Matthews Transportation Advisory Committee
Regular Meeting Agenda
Thursday, May 19, 2022
Matthews Community Center, Room 104**

1. Call to order – Hough
2. Roll Call and Determination of Quorum – Hough
3. Approval of the Minutes from March 17, 2022 meeting (attached) – Hough
4. Public Comments - Hough
5. Announcements
 - a. Staff Announcements – O'Neill
 - b. CTAG Updates - CTAG Liaison – Rhodes
6. Unfinished Business
 - a. Meeting format - return to in-person meetings - Hough
 - a. 2022-753 - Leon Levine Foundation/Marglyn at Matthews - [TIA](#)
 - o Public Hearing May 9, 2022
 - o [Current Public Input](#)
 - o Motion made at last month's TAC to address safety concern (see March 17 minutes)
7. New Business
 - a. Four Mile Creek Greenway tunnel project - Hough
 - b. [Rezoning](#)s - O'Neill
 - o 2022-758 - Matthews Village West - [Site Plan](#) - TIA not received
 - o 2022-749 - Matthews Village East - [Site Plan](#) - TIA not received
 - o 2022-757 - Towns at Hayden - [Site Plan](#) - [TIA](#)
 - o 2022-752 - Matthews Gateway Site - [Site Plan](#) - [TIA](#) (rescinded)
 - c. [Board of Commissioners Upcoming Meetings](#) - O'Neill
 - o [N Ames St. Sidewalk Project - Right of Way purchase](#) (memo attached)
 - d. Review and comment on TAC article for upcoming Town newsletter - O'Neill
 - e. [CRTPO 2024-2033 DRAFT STIP](#) - O'Neill
8. Adjournment



**Matthews Transportation Advisory Committee
DRAFT Regular Meeting Minutes
Thursday, March 17, 2022**

The regular meeting of the Matthews Transportation Advisory Committee will be conducted remotely using the Zoom virtual meeting platform.

TO WATCH LIVE: The meeting will be available via Zoom. To join from a PC, Mac, iPad, iPhone or Android device, click this URL:

<https://us06web.zoom.us/j/96625741951?pwd=amVOWkpSbG9SU0ZwRXN3UDJUN0FiQT09>

Meeting ID: 966 2574 1951 Password: 522877 (An account is not necessary to join.)

TO LISTEN LIVE: The meeting audio will be available by calling 888-788-0099 (Toll-free) or 877-853-5247 (Toll-free). Meeting ID: 966 2574 1951 Password: 522877

1. Call to order – Hough
2. Roll Call and Determination of Quorum – Byers
 - a. TAC Members: Chris Hough (chair), Robyn Byers, Lou Abernathy, George Sottilo
 - b. Town Staff: Susan Habina-Woolard PE, Town Engineer
 - c. Guests: Mary Black
3. Approval of the Minutes from February 17, 2022 meeting (attached) – Hough
 - a. Mr. Sottilo motioned to approve the minutes; Mr. Hough seconded - Unanimous approval
4. Public Comments - Hough
 - a. No public comments
5. Announcements
 - a. Staff Announcements – Habina-Woolard
 - o Ms. Habina-Woolard shared that the Traffic Calming Policy was approved by Board of Commissioners Unanimously. Additional notes included information about the Town Manager’s retirement party and that CJ O’Neill will be the staff support for the April TAC meeting.
 - b. CTAG Updates - CTAG Liaison – Rhodes
 - o CTAG did not meet this month
 - c. Return to in-person meetings - Hough
 - o Town has now required committees to return in person in April. If the Committee wishes to continue to meet virtually, the committee will have to create a policy to

be approved by Board of Commissioners to allow. Chair Hough will get feedback from TAC after staff double-checks the process.

6. Unfinished Business (No Unfinished Business to discuss)

7. New Business

a. Rezoning

o 2022-752 - Matthews Gateway - [TIA](#)

1. Discussion ensued about this multi-use project off of John Street where NCDOT will be constructing the Greylock Ridge Ext. Road with an associated traffic signal. The review is incomplete as NCDOT has not yet finished review of the associated TIA, but the TIA is recommending a roundabout at Selma Burke and the development's entrance.
2. The Public Hearing for this rezoning is April 11;
3. Motion: To request Board of Commissioners to delay Public Hearing until the TIA is approved by the NCDOT so that TAC can fully review transportation improvements proposed to mitigate multi-modal traffic for this development - motioned by Dr. Byers and seconded by Mr. Abernathy - unanimous approval.
4. Motion: To recommend the development plan considerations along Four Mile Creek accommodate a greenway alignment along Four Mile Creek that connects directly to the existing termini at the Sportsplex and E John St. to create a fully connected greenway - motioned by Chair Hough and seconded by Mr. Abernathy - unanimous approval
5. This should be unfinished business next month.

o 2022-753 - Leon Levine Foundation/Marglyn at Matthews - [TIA](#)

1. This rezoning petition is for 74 townhomes located by Independence Blvd. and the I-485 interchange. Traffic impact is minimal, but staff received a complaint about safety due to a curve on Marglyn. The new TIA consultants reviewed the TIA and suggest the developer make a contribution to the NCDOT project as well as perform a pedestrian analysis. TAC discussed that pedestrian improvements around the road curve could pose a safety issue.
2. Motion: To update wording in TIA recommendations to consider two crosswalks across Marglyn Dr. located away from the intersection with Danny Ct. - motioned by Mr. Abernathy and seconded by Dr. Byers - unanimous

o 2022-755 - Mt. Moriah Baptist Church - [TIA](#)

1. This rezoning petition is to allow for affordable housing (senior apartments) in the back field of the Mt. Moriah Baptist Church property. There will be minimal impacts on the transportation system.

b. [Board of Commissioners Upcoming Meetings](#)

o S Trade St pavement markings (3/14/2022)

1. When NCDOT repaves, Matthews can do a street conversion to allow for multi-modal connections that also supports adjacent land use. The

Pavement Marking Plan will be reviewed with NCDOT to get a temperature check, but will also come before TAC and the Board of Commissioners for review. Drainage in front of the fire station on Trade St. will be fixed by NCDOT.

2. Crosswalks on Trade St (3/28/2022)

A lot of comments have come in about the crosswalks on Trade St. Staff will taken this back to the Board of Commissioners to discuss repainting the crosswalks on Trade Street in downtown as they've not been repaved in five years.

- Becky Hawke has been considered for Town Manager.
- Bond Package

1. Staff will target a \$20 million bond package that includes the projects detailed last month. The Board of Commissioners will also determine priorities include the streetscape along Trade Street from McDowell to W Matthews St. Staff will report back feedback from the Board of Commissioners.

8. Adjournment

North Ames Street Sidewalk Project—Right of Way (ROW) Purchase

TO: Mayor and Board of Commissioners

FROM: Dana Stoogenke, AICP

DATE: April 29, 2022

Background/Issue

In 2020, the N. Ames Street sidewalk project was approved by the Town Board of Commissioners and funded through the Community Development Block Grant (CDBG) Program. The project includes curb and gutter, 6-ft wide sidewalk and a planting strip on the west side of N Ames St between W. Matthews Street and the existing new sidewalk near Park Center Drive. This project had been on the CIP.

Town staff worked with the consultant team to develop a design for this section of sidewalk and now the purchase of right of way (ROW) and easement are needed. There are two parcels that will be impacted by this project, but only one property owner.

Proposal/Solution

The only parcel where easement and right-of-way is needed is 325 N. Ames Street. An appraisal was conducted and the value of the property was \$11,500. The property owner is Mr. Bo Hulsey, who has agreed to a payment of \$10,500 for the property. The attached map shows where the land is located.

Financial Impact

\$10,500 included in the project budget

Related Town Goal(s) and/or Strategies

To innovatively provide a well-planned, well-maintained and aesthetically pleasing infrastructure, that adds long- term value and offers efficient access to the Town and surrounding communities.

To identify, plan, design, fund, and build transportation facilities that efficiently and effectively serve the community in a cost effective and environmentally sensitive manner.

To maintain a small town, identify by providing a vibrant downtown, pedestrian friendly community, extensive greenway system, and recreation and cultural activities

Recommended Motion/Action

Authorize the Town Manager to purchase the property that is needed for the N. Ames Street project at 325 N. Ames Street for the amount of \$10,500.

TAC article for upcoming newsletter:

The mission of the Matthews Transportation Advisory Committee (TAC) is to provide accurate and timely advice to Matthews Board of Commissioners on issues involving the transportation of people or goods within the greater Matthews area. In addition, TAC will provide a first level of evaluation and interface between individuals or businesses and the Town; expressing concerns about or requesting modification to existing transportation system(s) in Matthews. The TAC also makes recommendations to the Matthews Town Board of Commissioners on issues such as traffic calming and provides review input on major projects that may affect transportation.

Members of the TAC and Town staff riding the Matthews Downtown Loop

